



22 Ullswater Close

Gamston | NG2 6PG | Guide Price £280,000 - £310,000

ROYSTON
& LUND

- **GUIDE PRICE £280,000 - £300,000**
- Kitchen Diner With Integrated Appliances
- NO CHAIN
- Close By To Numerous Amenities
- EPC Rating - D
- Three Bedroom Terraced Family Home
- Ample Off Street Parking And Detached Garage
- Built In Wardrobes And Ensuite Shower Room
- Excellent Transport Links
- Freehold - Council Tax Band - C





****GUIDE PRICE £280,000 - £300,000****

****CHAIN FREE****

A well appointed three bedroom end terrace property placed at the end of a cul de sac located in Gamston. Situated close by to numerous amenities that Gamston has to offer from being walking distance from a local pub/restaurant, vets and Morrisons supermarket. Not to mention being a short drive from West Bridgford's Central Avenue and having excellent transport links into the City Centre. This property would be a great fit for a growing family or first time buyers.

Ground floor accommodation comprises of an entrance hall that leads into the main reception room and stairs to the first floor landing. The living room is a generous size with front aspect window flooding the room with natural light. Moving through the living room you enter the spacious kitchen dining room with ample base and wall units and integrated appliances such as an oven, gas hob and extractor fan, with electric and plumbing in place for further freestanding appliances such as a, washing machine and fridge freezer. The kitchen further lends itself to under stair storage off from the dining area and patio doors the rear aspect leading to the garden.

To the first floor there are three well proportioned bedrooms. All bedrooms boast of built in wardrobes. The principal bedroom having an ensuite shower room. Bedroom two is a further double and bedroom three is an ample size single.



Facing the property. The house itself is located at the end of a cul de sac giving it a less overlooked location. Also benefiting from its own single driveway and single garage providing ample off street parking.

To the rear of the property there is a garden with a decking area to start off from the patio doors which leads onto a lawn space and in turn leading to raised bedding with a pathway upto a patio situated to the rear aspect. The garden is enclosed by fenced borders.





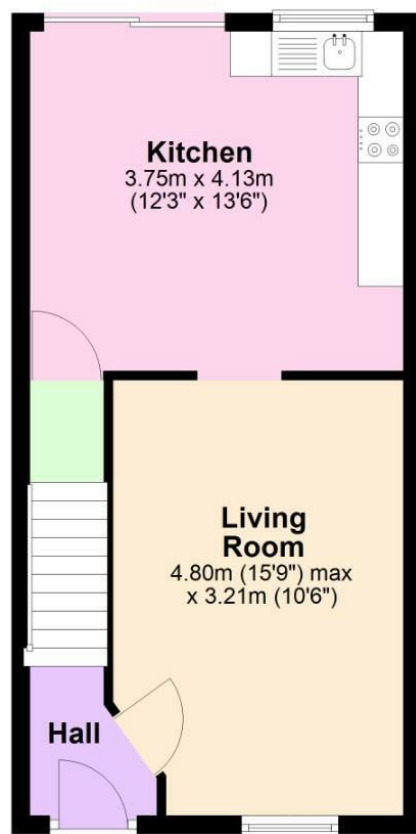
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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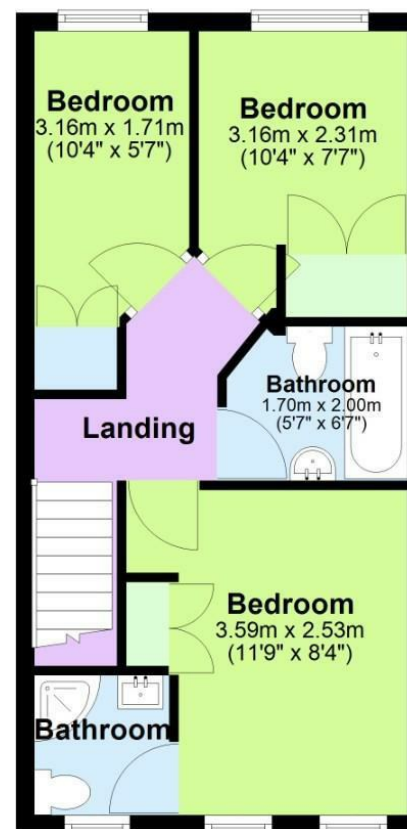
Ground Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 83.4 sq. metres (898.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.